

State of Alabama

JEFFERSON

County

Know All Men By These Presents.

That in consideration of Seventy-nine Thousand and No/100----- (\$79,000.00)-----DOLLARS

to the undersigned grantor, Sunny Rainey Clowdus, an unmarried woman

in hand paid by John C. Bozeman, Jr. and Martha J. Bozeman

the receipt whereof is acknowledged I the said Sunny Rainey Clowdus, an unmarried woman

do grant, bargain, sell and convey unto the said John C. Bozeman, Jr. and Martha J. Bozeman

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot 1-C, in Block 1, according to the Map and Survey of Wooddale, as recorded in Map Book 5, Page 86, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted; including title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, recorded in Volume 127, Page 140, in the said Probate Office of Shelby County, Alabama.

Subject to building line, easement and rights-of-way of record; and also subject to restrictions as recorded in Volume 234, Page 304, and Volume 272, Page 85, in the Probate Office of Shelby County, Alabama.

\$60,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said John C. Bozeman, Jr. and Martha J. Bozeman

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; except current ad valorem taxes and as noted above;

that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal,

this 27th day of November, 1981.

WITNESSES:

Sunny Rainey Clowdus

(Seal.)

(Seal.)

(Seal.)

(Seal.)

HOME
FEDERAL
SAVINGS
AND LOAN ASSOCIATION OF THE
SOUTH

HOOVER OFFICE
HOME FEDERAL SAVINGS
AND LOAN ASSOCIATION OF THE SOUTH
1980 BRADDOCK DR. • BIRMINGHAM, ALABAMA 35226

BOOK 336 PAGE 609

19811201000128010 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
12/01/1981 00:00:00 FILED/CERTIFIED

SUNNY RAINEY CLOWDUS,
An Unmarried Woman

TO

JOHN C. BOZEMAN, JR. AND
MARTHA J. BOZEMAN

WARRANTY DEED

JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA,
Jefferson County.

Office of the Judge of Probate

I hereby certify that the within deed was
filed in this office for record on the
day of 19
at o'clock M, and was duly re-
corded in Volume of Deeds
at page, and examined.

Judge of Probate.

State of ALABAMA

JEFFERSON

COUNTY

19811201000128010 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
12/01/1981 00:00:00 FILED/CERTIFIED

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Sunny Rainey Clowdus, an unmarried woman
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged
before me on this day that, being informed of the contents of the conveyance, she executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of November 1981 .

As Notary Public

State of

COUNTY

I, a Notary Public in and for said County, in said State,
do hereby certify that on the day of 19, came before me
the within named known to me
to be the wife of the within named who, being examined
separate and apart from the husband touching her signature to the within conveyance, acknowledged that
she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of
the husband.

Given under my hand and official seal this the day of 19 .

As Notary Public

THIS INSTRUMENT PREPARED BY

W. S. PRITCHARD, JR.

PRITCHARD, McCALL, JONES, SPENCER & O'KELLEY

901 BROWN-MARK BUILDING

BIRMINGHAM, ALABAMA 35203

1981 DEC -1 AM 9:43
H17-158
JUDGE OF PROBATE

Deed TAX 19.00
Rec 3.00
Ind 1.00
23.00